

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Weeland Road, Sharlston Common, Wakefield

221766853











#### **Property Description**

Our latest listing is in Weeland Road, Sharlston Common, Wakefield

Get instant cash flow of £500 per calendar month with a 5.2% Gross Yield for investors.

This property has a potential to rent for £677 which would provide the investor a Gross Yield of 7.1% if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

Don't miss out on this fantastic investment opportunity...





Weeland Road, Sharlston Common, Wakefield



## **Property Key Features**

2 bedrooms

1 bathroom

**Spacious Rooms** 

**Good condition** 

**Factor Fees: TBC** 

**Ground Rent: Freehold** 

Lease Length: Freehold

Current Rent: £500

Market Rent: £677

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# Lounge









# **Kitchen**









## **Bedrooms**









# Bathroom





## **Exterior**







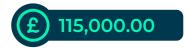
### **Initial Outlay**





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£28,750.00** 

SDLT Charge £5,750

Legal Fees £1,000.00

Total Investment £35,500.00

#### **Projected Investment Return**





Our industry leading letting agency Let Property Management can provide advice on achieving full market rent.

The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

Returns Based on Rental Income	£500	£677
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	Freehold	
Letting Fees	£50.00	£67.70
Total Monthly Costs	£424.38	£442.08
Monthly Net Income	£75.63	£234.93
Annual Net Income	£907.50	£2,819.10
Net Return	2.56%	7.94%

#### Return Stress Test Analysis Report





If the tenant was to leave and you missed 2 months of rental income

Annual Net Income

£1,465.10

**Adjusted To** 

Net Return

4.13%

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income

£1,094.10

Adjusted To

Net Return

**3.08**%

#### Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £130,000.



2 bedroom terraced house for sale

Cow Lane, Shariston Common, Wakefield, West Yorkshire

NO LONGER ADVERTISED SOLD STC

Marketed from 21 Dec 2023 to 7 Mar 2024 (77 days) by Manning Stainton, Wakefield

£130,000



2 bedroom terraced house for sale

Weeland Road, Sharlston Common, Wakefield, West Yorkshire

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 Feb 2025 to 9 Aug 2025 (170 days) by Manning Stainton, Wakefield

£115.000

#### Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom end of terrace house

+ Add t

Dalefield Avenue, Normanton

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Jun 2025 to 9 Aug 2025 (66 days) by Chris North Properties LTD, Normanton

£800 pcm



£775 pcm

2 bedroom terraced house

Weeland Road, Sharlston Common, Wakefield, West Yorkshire, WF4

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Jul 2025 to 27 Aug 2025 (28 days) by Reeds Rains, Wakefield

#### **Current Tenant Profile**



We've created a tenant profile report to showcase the current agreement of occupancy in place with this property.



Tenancy Agreement in place: Yes



Current term of tenancy: **moved** within the last 2 years



Standard Tenancy Agreement In Place: **Yes** 



Payment history: On time for length of tenancy



Fully compliant tenancy: Yes

Fully compliant tenancy including EICR & Gas Safety in order

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.





# Interested in this property investment?

Call us on **0141 478 0985** 



Weeland Road, Sharlston Common, Wakefield

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Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.

